

# Exhibit "A"

## MEDSQUARE BECKER ROAD

### PLANNED UNIT DEVELOPMENT (PUD)

City of Port St. Lucie Project Number P25-121  
PSLUSD File No. 11-953-00

Prepared by:



**REDTAIL DESIGN GROUP**

100 S. 2nd Street  
Fort Pierce, FL 34950

September, 2025

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## **PROJECT TEAM**

### **OWNER**

Becker Road Real Estate Partners LLC  
2990 Ponce de Leon BLVD  
Coral Gables, FL 33134-6803

### **LAND PLANNER**

REDTAIL DESIGN GROUP  
100 S. 2nd Street  
Fort Pierce, FL 34950

### **ARCHITECT**

Modis Architects, LLC  
4955 SW 75th Ave  
Miami, FL 33155

### **CIVIL ENGINEER**

Mills, Short & Associates  
700 22<sup>nd</sup> Place, Suite 2C & 2D  
Vero Beach, Florida 32960

### **TRAFFIC ENGINEER**

Pinder Troutman Consulting, Inc.  
601 Heritage Drive, Suite 493  
Jupiter, FL 33458

### **SURVEYOR**

AEI Consultants  
2500 Camino Diablo  
Walnut Creek, CA, 94597

### **LANDSCAPE ARCHITECT**

2GHO, Inc.  
1907 Commerce Lane, Suite 101  
Jupiter, Florida 33458

**EXHIBIT 1**  
AGENT AUTHORIZATION



**Redtail DG**  
100 S. 2nd Street  
Fort Pierce, Florida 34950  
(772) 742 1555  
redtaildg.com  
todm@redtaildg.com

## AGENT AUTHORIZATION

**Project:** MedSquare Becker Road  
**Owner:** Becker Road Real Estate Partners LLC  
**Parcel IDs:** 4433-700-0001-000-8

BEFORE ME THIS DAY PERSONALLY APPEARED Alberto Jose Perez WHO BEING  
DULY SWORN, DEPOSE AND SAY THE FOLLOWING:

We hereby give CONSENT to Redtail DG, Inc. to act on our behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us at all meetings and public hearings pertaining to all City, County and State permits for the project indicated above.

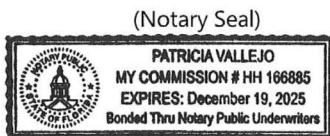
Furthermore, we hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the project indicated above.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of May, 2025, by  
Alberto J. Perez (Name of Person Acknowledging) who is personally known to me or  
who has produced \_\_\_\_\_ (type of identification) as identification and who did (did not)  
take an oath.

  
\_\_\_\_\_  
Notary Signature

Patricia Vallejo  
\_\_\_\_\_  
Printed Name of Notary



\_\_\_\_\_  
My commission expires

\_\_\_\_\_  
Owners' Signatures

Alberto Jose Perez  
\_\_\_\_\_  
Owners' Names

2990 Ponce de Leon Blvd, #500  
Coral Gables, FL 33134  
\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City, State, Zip

786.556.3756 / ASJP@MASAJF.com  
\_\_\_\_\_  
Telephone / Email

## INTRODUCTION

The MedSquare Becker Road PUD is located on parcel number 4433-700-0001-000-8. It is positioned on the south of the city, and is bordering SW Becker Road on the north, SW Lassiter Ter on the west, SW Janice Ave on the south and SW Junieta Ave on the east. The uses proposed for the PUD are based on the Commercial General zoning district, continuing with the previously approved professional and medical offices, removing intense commercial uses and allowing for a Freestanding Emergency Department (FSED).

The proposed FSED is a combination of an Emergency room and an Urgent Care that provides services in one convenient location. It eliminates the need to choose from visiting an ER or an Urgent care, and reduces cost to the patient, and also reduces the wait time. This service operates 24/7 all year around and is staffed with Board-Certified Emergency Physicians and other licensed staff. It does not generate CODE 3 ambulance traffic (lights and sirens), and does not provide overnight stays.

### GENERAL SITE DATA

**Parcel ID Number:** 4433-700-0001-000-8

**Overall Site Area:** 5.80 acres

**Existing Zoning:** Professional (P)

**Proposed Zoning:** Planned Unit Development (PUD)

**Existing Future Land Use:** Commercial Limited (CL)

**Proposed Future Land Use:** Commercial General (CG)

### SURROUNDING AREA

Surrounding Area	Zoning	Future Land Use	Existing Use
North	P	ROI	1000 - Vac Comm
South	RS-2	RL	0100 - Single Family
East	RS-2	O and RL	0100 - Single Family
West	RS-2	O and RL	0100 - Single Family

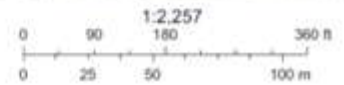
**EXHIBIT 2**  
**LOCATION MAP**



Location Map

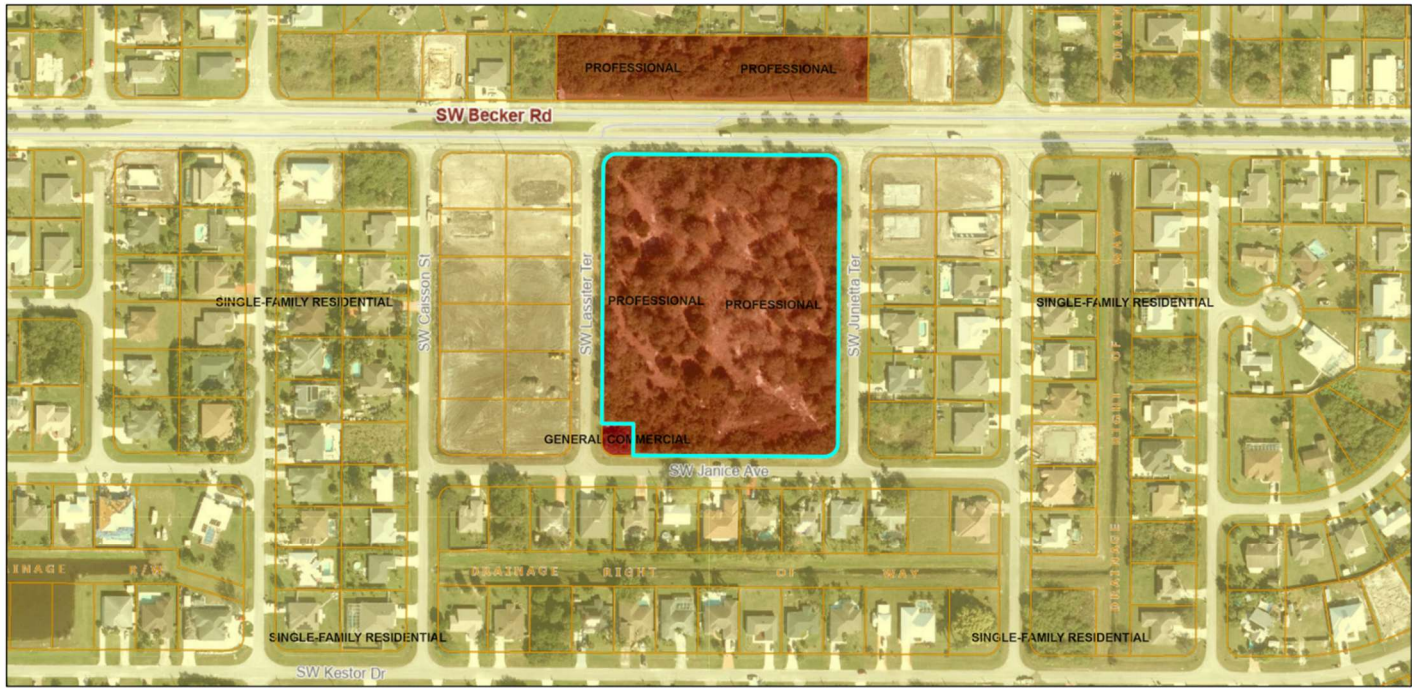


7/2/2025  
Comparable Search



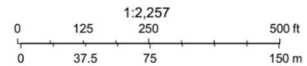
**EXHIBIT 3**  
**ZONING MAP**

# ZONING Map



5/26/2025  
 Search Results  
 Comparable Search  
 PSL Zoning  
 GENERAL COMMERCIAL

PROFESSIONAL  
 SINGLE-FAMILY RESIDENTIAL



**EXHIBIT 4**  
FUTURE LAND USE MAP



## FUTURE LAND USE Map



**EXHIBIT 5**  
STATEMENT OF UNIFIED CONTROL AND  
BINDING PUD AGREEMENT

**STATEMENT OF UNIFIED CONTROL  
AND BINDING PUD AGREEMENT**

The property as described as follows:

- **Parcel ID: 4433-700-0001-000-8**

and specified in the application package, is owned by, and under the unified control of the undersigned, Becker Road Real Estate Partners LLC shall proceed with the proposed development according to the provisions of the City of Port St. Lucie zoning regulations and any conditions as may be attached to the rezoning of the land to PUD; provide agreements, contracts, deed restrictions, and sureties acceptable to the City for completion of the development according to the plans approved at the time of rezoning to PUD, and for continuing operation and maintenance of those areas, functions, and facilities as are not to be provided, operated, or maintained at public expense; and bind all successors in title to any commitments made under this agreement.

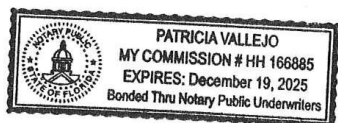
IN WITNESS WHEREOFF, we have hereunto set our hands and seals this 2<sup>nd</sup> day of July, 2025.

Becker Road Real Estate Partners LLC, a  
Florida Corporation

By: [Signature]  
Alberto J. Pérez

STATE OF FLORIDA  
COUNTY OF ST. LUCIE

The foregoing instrument is acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 2<sup>nd</sup> day of July, 2025, by Alberto J. Pérez, as Manager of Becker Road Real Estate Partners LLC, a Florida Corporation. Said person (check one) ☐ is personally known to me, ☐ produced a driver's license issued by a state of United States within the last five (5) years as identification, or ☐ produced other identification, to wit:



[Signature]  
Print Name: Patricia Vallejo

Notary Public, State of Florida

Commission No.: HH-166885

My Commission Expires: 12/19/2025

**EXHIBIT 6**  
LEGAL DESCRIPTION



**LEGAL DESCRIPTION**  
SOURCE: BOUNDARY SURVEY

FLAGLER HEALTHCARE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 5, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF BECKER COMMONS, RECORDED IN PLAT BOOK 62, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. LYING IN SECTION 33, TOWNSHIP 37 SOUTH, RANGE 40 EAST, CITY OF PORT ST. LUCIE, ST. LUCIE COUNTY, FLORIDA.

**EXHIBIT 7**  
**PROPERTY CARD**

## Property Identification

Site Address: TBD  
Sec/Town/Range: 33/37S/40E  
Parcel ID: **4433-700-0001-000-8**  
Jurisdiction: Port Saint Lucie  
Land Use Code: 1000 - Vac Comm  
Account #: **398768**  
Map ID: [44/33S](#)  
Zoning: Profession

*Image  
or  
Sketch  
unavailable  
for display*

## Legal Description

FLAGLER HEALTHCARE (PB 131-5) PARCEL 1 (5.80 AC - 252,648 SF)

### Total Areas

Finished/Under Air (SF): 0  
Gross Sketched Area (SF): 0  
Land Size (acres): 5.8  
Land Size (SF): 252,648

### Map



## Building Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	160	160

[Sources/links:](#)

State of Florida, Maxar

Powered by Esri

## Ownership

Becker Road Real Estate Partners LLC  
2990 Ponce de Leon BLVD  
Coral Gables, FL 33134-6803

## Current Values

Just/Market value:	\$1,894,900
Assessed value:	\$1,894,900
Exemption value:	<b>\$0</b>
Taxable value:	\$1,894,900

## Important

Property taxes are subject to change upon change of ownership.

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

## Links

Taxes for this parcel: [SLC Tax Collector's Office](#)

Download TRIM for this Parcel: [Download PDF](#)

[File for homestead exemptions.](#)

[View associated Tax Map.](#)

[Report Homestead Fraud on this parcel.](#)

## Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
------	-----------	-----------	------	---------	-------

## Special Features and Yard Items

Type	Qty	Units	Year Blt
------	-----	-------	----------

## Values Breakdown

2025 ▼

Building	\$0
SFYI	\$0
Land	\$1,894,900
Just/Market	\$1,894,900
Ag Credit	\$0

Assessed	\$1,894,900
Exemptions	\$0
Taxable	\$1,894,900

### Current Year Exemption Value Breakdown

Tax Year	Grant Year	Description	Amount
----------	------------	-------------	--------

#### Important

**Property taxes are subject to change upon change of ownership.**

- Past taxes are not a reliable projection of future taxes.
- The sale of a property will prompt the removal of all exemptions, assessment caps, and special classifications.

### Current Year Special Assessment Breakdown

Start Year	Units	Description	Amount
2025	75.14	Port St. Lucie Stormwater	\$14,201.46

This does not necessarily represent the total Special Assessments that could be charged against this property.

The total amount charged for special assessments is reflected on the most current tax statement and information is available with the [SLC Tax Collector's Office](#)

### Permits

Number	Issue Date	Description	Amount	Fees
--------	------------	-------------	--------	------

Notice: This does not necessarily represent all the permits for this property.  
Click the following link to check for additional permit data in [Port Saint Lucie](#)

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.

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**EXHIBIT 8**  
WARANTY DEED

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY  
FILE # 5392414 OR BOOK 5214 PAGE 657, Recorded 10/01/2024 11:14:58 AM Doc Tax:  
\$15750.00

After Recording Return to:  
DAVID PEARL, Esquire  
Buchanan Ingersoll & Rooney PC  
401 East Las Olas Blvd., Suite 2250  
Fort Lauderdale, FL 33301

This Instrument Prepared by:  
Adam S. Zipper Esq.  
Strock & Cohen, Zipper Law Group, P.A.  
2900 Glades Circle  
Suite 750  
Weston, FL 33327  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):  
4430-700-0003-000-3, 4430-700-0002-000-6, and 4430-700-0001-000-9  
File No.: 23051928

### WARRANTY DEED

This Warranty Deed, Made the 25 day of September, 2024, by **A M DEVELOPMENTS LLC, a Florida Limited Liability Company**, having its place of business at **30924 Bay Shore Dr, Big Pine Key, FL 33043**, hereinafter called the "Grantor", to **BECKER ROAD REAL ESTATE PARTNERS, LLC, a Florida limited liability company**, whose post office address is: **2990 PONCE DE LEON BLVD., SUITE 500, CORAL GABLES, FL 33134**, hereinafter called the "Grantee".

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **Two Million Two Hundred Fifty Thousand Dollars and No Cents (\$2,250,000.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **Saint Lucie** County, Florida, to wit:

Lots 1, 2 and 3, BECKER COMMONS, according to the Plat thereof, as recorded in Plat Book 62, Page 1, of the Public Records of St. Lucie County, Florida.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023, reservations, restrictions and easements of record, if any.

*(Wherever used herein the terms "Grantor" and "Grantee" included all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of Limited Liability Company)*

File No.: 23051928

Page 1 of 2

NotaryCam Doc ID: 3e0f9857-3923-4254-ab64-9c1503497203

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES  
TWO SEPARATE DISINTERESTED WITNESSES REQUIRED

Witness Signature: Wendy Lois Nelson  
Printed Name: Wendy Lois Nelson  
Address: 586 Blue Ridge Dr.  
Blue Ridge, VA 24064

A M DEVELOPMENTS LLC, A FLORIDA LIMITED  
LIABILITY COMPANY

MICHAEL N. REINSTEIN  
MICHAEL N. REINSTEIN, Manager/Member

Witness Signature: Mildred V. Wilcox  
Printed Name: Mildred Wilcox  
Address: 5303 Poppy Drive Jacksonville, FL 32205

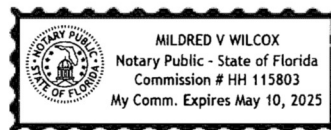
AVA V. REINSTEIN  
AVA V. REINSTEIN, Authorized Member

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 25 day of September, 2024 by MICHAEL N. REINSTEIN as Manager/Member and AVA V. REINSTEIN as Authorized Member as Manager/Member and AVA V. REINSTEIN as Authorized Member of A M DEVELOPMENTS LLC, a Florida Limited Liability Company, on behalf of the Limited Liability Company. They are ☐ Personally Known OR ☒ Produced Driver License as Identification.

Mildred V. Wilcox  
Notary Public Signature  
Printed Name: Mildred V Wilcox  
☒ Online Notary (Check Box if acknowledgment done by Online Notarization)

My Commission Expires: 5/10/2025  
(SEAL)



Completed via Remote Online Notarization using 2 way Audio/Video technology.



## GENERAL STANDARDS FOR DISTRICT ESTABLISHMENT

**Area Requirements:** The proposed MedSquare Becker Road PUD property is approximately 5.80 acres meeting the 2-ac minimum requirement to be considered for establishment of a PUD, and is of substantial size to permit its design and development and to establish the district as a meaningful segment of the larger community.

**Relation to Major Transportation Facilities:** The MedSquare Becker Road PUD property is located on the south side of Becker Road. SW Lassiter Terr. is located along the western property boundary and shall facilitate vehicular access to the site, along with SW Junietta Terr. Which is on the east side of the property. On the south, there is SW Janice Ave. which will not facilitate primary vehicular use, which means that the development is arranged in a manner to provide access to the property without creating or generating significant traffic along minor streets within residential areas or districts outside the PUD.

**Relation to Utilities, Public Facilities and services:** The MedSquare Becker Road PUD property is served by Port St. Lucie Utility Systems Department for water and wastewater, and the submittal package for the PUD rezoning includes the water and wastewater permit applications for the approved site plan which shows the same building square footage of 66,798 sf with the same principal use of medical office. It will abide and comply with all applicable City Ordinances, Policies, Specifications and Regulatory Agencies governing such services. Trees shall not be planted within ten (10) feet of any PSLUSD infrastructure or appurtenance.

**Physical Character of the Site:** The site is suitable for development in the manner proposed without hazards to persons or property, on or off the tract, from probability of flooding, erosion, or other dangers, annoyances, or inconveniences. Condition of soil, ground water level, drainage, and topography shall be appropriate to both kind and pattern of use intended.

**Consistency with the City Comprehensive Plan:** The MedSquare Becker Road PUD is consistent with all applicable elements of the City's adopted Comprehensive Plan with respect to both its proposed internal design and its relationship to adjacent areas and the City as a whole.

## DEVELOPMENT USES AND STANDARDS

The following section will govern overall design, development and use guidelines for development occurring within the MedSquare Becker Road PUD. The following section will provide development standards relating to permitted and special exception uses, landscaping, tree protection, irrigation, site lighting, and architectural design standards.

**Permitted Principal Uses and Structures.** The following principal uses and structures are permitted.

- (1) Medical offices, free standing emergency department.
- (2) Office for administrative, business, or professional use.

**Accessory Uses.** As set forth in Port St. Lucie's Code of Ordinances, section 158.217.

**Minimum Lot Requirements.** Twenty thousand (20,000) square feet and a minimum width of one hundred (100) feet.

**Maximum Building Coverage.** Forty (40%) percent, provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

**Maximum Building Height.** Thirty-five (35) feet.

**Minimum Building Size.** Commercial and office buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet.

## **Setback Requirements and Landscaping.**

**Front Setback.** Each lot shall have a front yard with a building setback line of twenty-five (25) feet.

**Side Setback.** Each lot shall have two (2) side yards, each of which shall have a building setback line of ten (10) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential future land use category or a public right-of-way.

**Rear Setback.** Each lot shall have a rear yard with a building setback line of ten (10) feet. A building rear setback line of twenty (20) feet shall be required when it abuts a residential future land use category, public right-of-way.

**Landscaping, Open Space and Lighting.** Landscaping and buffering requirements are subject to Port St. Lucie's Code of Ordinances, Chapter 154. All mechanical equipment shall be screened from property zoned residential. This screening shall be designed as both a visual barrier and a noise barrier. Additional buffering may also be required if called for in the appropriate neighborhood plan. All plans have to provide above the thresholds for landscaping requirements and and to provide for open space requirements of the Port St. Lucie Code of Ordinances. The lighting needs to mitigate impact on the adjacent residential neighborhood

**Off-Street Parking and Service Requirements.** As set forth in Port St. Lucie's Code of Ordinances, section 158.221.

**Site Plan Review.** All permitted and special exception uses shall be subject to the provisions of section 158.235 through 158.245.

**EXHIBIT 9**  
**CONCEPTUAL SITE PLAN**

[illegible]

- Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Medical offices, free standing emergency department.
  - (2) Office for administrative, business, or professional use.
- Accessory Uses.** As set forth in Part 81, Lucie's Code of Ordinances, section 158.217.

**Maximum Building Coverage:**  
Forty (40%) percent (10,000 sq) provided that the combined area coverage of all impervious surfaces shall not exceed eighty (80%) percent.

**Maximum Building Height: Thirty-five (35) feet.**

**Minimum Building Size and Minimum Living Area:** Buildings shall have a minimum total gross floor area of one thousand two hundred (1,200) square feet.

### Зетбачка

**Front setback.** Each of them have a front yard with a building setback line of twenty-five (25) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential nature and use category or a public right-of-way.

**Side setback.** Each lot shall have two (2) side yards, each of which shall be twenty-five (25) feet. A building setback line of twenty-five (25) feet shall be required when the yard adjoins a residential nature and use category or a public right-of-way.

**Rear setback.** Each lot shall have a rear yard with a building setback line of twenty (20) feet. A building rear setback line of twenty (20) feet shall be required when the yard adjoins a residential nature and use category, public right-of-way, or a public right-of-way.

Landscaping and buffering requirements are subject to Part 8B, Lucie's Code of Ordinances, Chapter 159. All mechanical equipment shall be screened from property zoned residential. This screening may be designed as both a visual barrier and a noise barrier. Additional screening may also be required based on the location of the equipment. The screening shall be designed to meet the standards for landscaping requirements and to provide for open space requirements of the Part 8B, Lucie Code of Ordinances.

The lighting needs to mitigate impact on the adjacent residential neighborhood of Greengrass Park and service requirements. As set forth in Part 8B, Lucie's Code of Ordinances, section 159.221.

City of Port St. Lucie Project No. P25-121

POLU80 File No. 11-953-00



**PLANNER**  
REFAL DESIGN GROUP  
C/O TOO MONEY, A/C P  
100 S. 2ND STREET, UNIT 208  
FORT PIERCE, FLORIDA 34901  
772.742.1995

SHEET 01 OF 01

**MEDSQUARE BECKER ROAD PUD**  
**CONCEPTUAL PUD PLAN**

Port St. Lucie

Florida

[illegible]

TM  
DESIGNED BY  
M  
DRAWN BY  
16020-808  
DATE



**EXHIBIT 10**  
**TRAFFIC ANALYSIS**

July 2, 2025  
Revised August 27, 2025

Mr. Alberto Perez  
AJP Ventures  
2990 Ponce De Leon Blvd, Suite 500  
Coral Gables, FL 33134

**Re: Becker Road Medical Office - #PTC23-052  
Traffic Statement**

Dear Mr. Perez:

The purpose of this letter is to provide a trip generation statement for the above referenced project located in the City of Port St. Lucie. This site was approved for 66,800 SF of Medical Office use. It is now proposed to convert 14,500 SF to a Free-Standing Emergency Department (FSED), with the remaining 52,300 SF to be retained as Medical Office.

A daily, AM peak hour and PM peak hour trip generation analysis is provided on **Attachments 1 and 2** for the approved use and the proposed use, respectively. These attachments also show the peak hour of the generator calculations. The comparison of trips is shown on **Attachment 3**. Details of the FSED trip generation data are provided at the back of this letter statement. The proposed use results in a decrease of daily and peak hour trips. Therefore, this conversion of 14,500 SF to an FSED can be considered equivalent to the approved project, and no further studies are required.

Please contact me if you have any questions or need any additional information.

Sincerely,



Digitally signed by  
Rebecca Mulcahy  
Date: 2025.08.27  
13:33:42 -04'00'

Rebecca J. Mulcahy, P.E.  
Vice President

**Attachment 1**  
**Becker Road Medical Office**  
**Trip Generation - Approved Uses**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)	New Trips
Medical Office	720	66,800 SF	$T = 42.97(X) - 108.01$	50%	2,762	276	2,486
<b>TOTAL</b>					2,762	276	2,486

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)	New Trips
Medical Office	720	66,800 SF	$3.10 / 1000SF$	79%	164	21	148
<b>TOTAL</b>					164	21	148

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips (1)	New Trips
Medical Office	720	66,800 SF	$3.93 / 1000 SF$	30%	79	26	71
<b>TOTAL</b>					79	26	71

**AM PEAK HOUR of GENERATOR\***

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips
Medical Office	720	66,800 SF	$3.74 / 1000SF$	59%	148
					102
					250

**PM PEAK HOUR of GENERATOR\***

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips
Medical Office	720	66,800 SF	$4.79 / 1000SF$	40%	128
					192
					320

(1) Source: Palm Beach County Traffic Division and ITE Trip Generation, 11th Edition.

\* For Driveway Volumes.



**Attachment 2**  
**Becker Road Medical Office**  
**Trip Generation - Proposed Uses**

**DAILY**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips	New Trips
Medical Office	720	52,300 SF	T = 42.97(X) - 108.01	50%	2,139	214	1,925
Free-Standing ER	650	14,500 SF	24.94 / 1000 SF	50%	362	36	326
<b>TOTAL</b>					<b>2,501</b>	<b>250</b>	<b>2,251</b>

**AM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips	New Trips
Medical Office	720	52,300 SF	3.10 / 1000SF	79%	128	16	115
Free-Standing ER	650	14,500 SF	1.12 / 1000 SF	50%	8	2	7
<b>TOTAL</b>					<b>136</b>	<b>18</b>	<b>160</b>

**PM PEAK HOUR**

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Pass-by Trips	New Trips
Medical Office	720	52,300 SF	3.93 / 1000 SF	30%	62	21	56
Free-Standing ER	650	14,500 SF	1.52 / 1000 SF	46%	10	2	9
<b>TOTAL</b>					<b>72</b>	<b>23</b>	<b>65</b>

**AM PEAK HOUR of GENERATOR\***

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips
Medical Office	720	52,300 SF	3.74 / 1000SF	59%	116
Free-Standing ER	650	14,500 SF	2.06 / 1000SF	64%	19
<b>TOTAL</b>					<b>135</b>

**PM PEAK HOUR of GENERATOR\***

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips
Medical Office	720	52,300 SF	4.79 / 1000SF	40%	100
Free-Standing ER	650	14,500 SF	2.24 / 1000SF	46%	15
<b>TOTAL</b>					<b>115</b>

(1) Source: ITE Trip Generation, 11th Edition.

\* For Driveway Volumes.

**Attachment 3  
Becker Road Medical Office  
Trip Generation Comparison**

	<u>Daily</u>	<u>AM Peak Hour</u>			<u>PM Peak Hour</u>		
		<u>In</u>	<u>Out</u>	<u>Total</u>	<u>In</u>	<u>Out</u>	<u>Total</u>
Approved Uses	2,486	148	38	186	71	166	237
Proposed Uses	2,251	122	38	160	65	140	205
<b>Net New Trips:</b>	(235)	(26)	-	(26)	(6)	(26)	(32)
<u>Driveway Volumes</u>							
Approved Uses	2,762	148	102	250	128	192	320
Proposed Uses	2,501	135	91	226	115	168	283
<b>New Driveway Trips:</b>	(261)	(13)	(11)	(24)	(13)	(24)	(37)

**EXHIBIT 11**  
**APPLICATION CHECKLIST**



**CONCEPT PLAN SUFFICIENCY CHECKLIST**  
Revised September, 2011

Project Name: MedSquare Becker Road PUD

Project Number: P 25-121 New Submittal X or Resubmittal \_\_\_\_\_ (Check One)

Applicant should submit the concept plan package to Planning & Zoning Department with all items listed below to initiate the review process. Other drawings or information may be required, if deemed necessary, upon review of the submittal for the Site Plan Review Committee Meeting.

The Applicant should complete the Project Information, Applicant Checklist and Applicant Certification. Use the following to complete the checklist: ✓ = *Provided* X = *Incomplete or Missing* NA = *Not Applicable*

Applicant Checklist	Description of Item Provided	Sufficient		
		P&Z	Eng.	Utility
X	<b>Sufficiency Checklist:</b> One original completed and signed by applicant.			
X	<b>Cover Letter:</b> Sixteen copies of a typed letter explaining the purpose and history of the application.			
X	<b>Written Response to Comments:</b> Sixteen copies. For resubmittals only.			
N/A	<b>Completed Application:</b> Sixteen copies. Use black ink or type to fill out completely and legibly.			
X	<b>Owner's Authorization:</b> Sixteen copies of authorization on Owner's letterhead.			
X	<b>Application Fees:</b> Refer to each department's fee schedule.			
	<b>Proof of Ownership:</b>			
X	Three copies of the recorded deed(s) for each parcel with the exact same name for each parcel or...			
N/A	...Unity of Title. (A statement is provided)			
	<b>PUD/MPUD Document and Concept Plan</b> (Sections 158.170 – 158.175 of the Zoning Code):			
X	Sixteen sets of 11" x 17" concept plans			
X	Show traffic access points			
N/A	Show drainage discharge locations <b>(To be provided with the site plan)</b>			
N/A	Show proposed water and sewer connection points <b>(To be provided with the site plan)</b>			
X	Evidence of unified control and binding PUD agreement			
X	Density statement			
X	Proposed zoning district regulations			
	<b>LMD Rezoning and Concept Plan</b> (Section 158.155(M) of the Zoning Code):			
	Sixteen sets of 11" x 17" concept plans			
	Show traffic access points			
	Show drainage discharge locations			
	Show proposed water and sewer connection points			
	Evidence of unified control and development agreement			
	Preliminary building elevations			
	Landscape Plan			
	<b>SEU Concept Plan:</b>			
	Sixteen sets of 11" x 17" plans – either approved site plan or proposed concept plan			

